

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		RIDGE ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	MCBRIDE MATTHEW G & JENNIFER L		
Owner 2:			
Owner 3:			
Street 1:	25 RIDGE ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	MAYTUM WILLIAM J-CLAIRE E -		
Owner 2:	-		
Street 1:	25 RIDGE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 2775 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10320		Sq. Ft.	Site		0	70.	0.71	12									510,722						510,700	
																			</								

Total AC/HA:	0.23691	Total SF/SM:	10320	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	510,722	Spl Credit	Total:	510,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

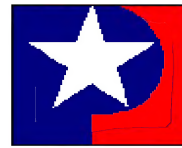
Total Card /

Total Parce

1,000,500

1,000,500

1,000,500



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	45542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	BS	Barbara S
6/26/2014	External Ins	PC	PHIL C
6/19/2014	Info Fm Prmt	PC	PHIL C
12/16/2008	Meas/Inspect	189	PATRIOT
4/5/2000	Inspected	276	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	256	PATRIOT
11/1/1981		CS	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10320.000	489,800		510,700	1,000,500		45542
							GIS Ref
							GIS Ref
Total Card	0.237	489,800		510,700	1,000,500	Entered Lot Size	
Total Parcel	0.237	489,800		510,700	1,000,500		Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		360.50	/Parcel: 360.50	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	489,800	0	10,320.	510,700	1,000,500		Year end	12/23/2021	PRINT		
2021	101	FV	473,200	0	10,320.	510,700	983,900		Year End Roll	12/10/2020		Date	Time
2020	101	FV	473,200	0	10,320.	510,700	983,900	983,900	Year End Roll	12/18/2019		12/30/21	03:16:04
2019	101	FV	374,500	0	10,320.	474,200	848,700	848,700	Year End Roll	1/3/2019	LAST REV		
2018	101	FV	374,500	0	10,320.	474,200	848,700	848,700	Year End Roll	12/20/2017		Date	Time
2017	101	FV	374,500	0	10,320.	415,900	790,400	790,400	Year End Roll	1/3/2017			
2016	101	FV	374,500	0	10,320.	379,400	753,900	753,900	Year End	1/4/2016	08/12/19	14:16:55	
2015	101	FV	346,100	0	10,320.	335,600	681,700	681,700	Year End Roll	12/11/2014	apro		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

